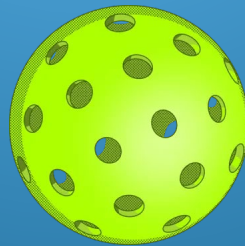


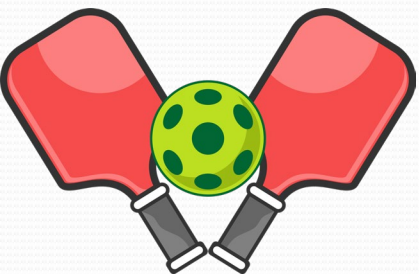
Island Walk Pickleball ***West Expansion***

Let's Enhance Island Walk



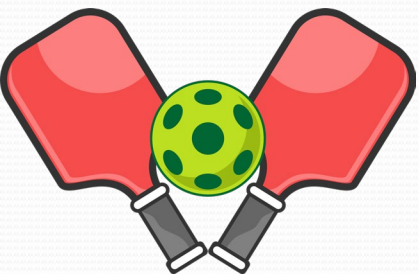
Sandy Pastoor

- Chair of the Racquet Sports Committee (RSC)
- I have been an IslandWalk owner for 26 years
- The Pickleball West Expansion is proposed and supported by the RSC
- The Pickleball expansion was in the proposed budget for 2025 but was removed to first allow the study to be conducted and the results considered



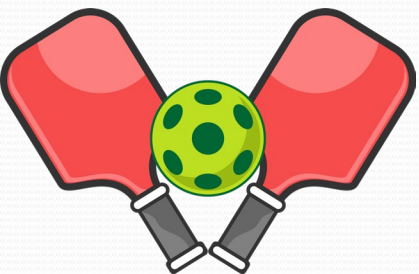
What is Being Proposed?

- 2 Competitive play sized courts (Compared with the current recreational sized courts)
- Additional 2 feet on each end and about 1.5 feet in the width
- Provides for safer player movement and equipment placement



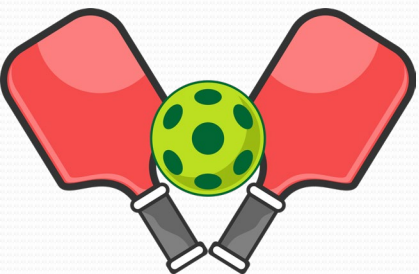
The Increased Cost of Building Pickleball Courts on Tennis Court 4 or 7

- Will require a new additional Engineering Study (\$45,000+)
- Will require the addition of asphalt to cover the unused court space (\$50,000)
- The 7 Hydro Courts that were built In 2024 at a cost of \$130,000 (average) each have a 40-year useful life
- Destroying this well used asset would be financially irresponsible



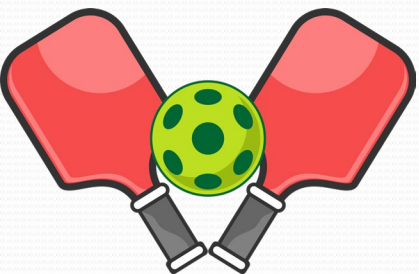
Court Surface

- Cushioned courts will not be used
- Nova regular courts will be used which require less maintenance
- Nova regular courts have a longer useful life
- Veterans Park, East Naples Community Park, and The Strand do not use cushioned courts



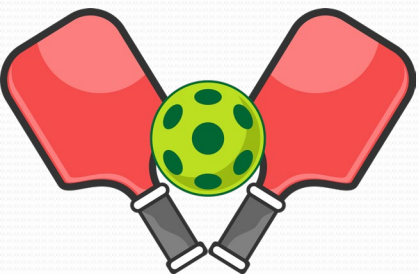
Lighting Concerns

- The new courts will not have lights
- The existing 4 pickleball courts utilize pre-existing lighting that automatically turns off at 10:00 pm
- A study from January 14 - March 7, 2025, revealed the lights were used only 2.4% of the time at 9:15 pm



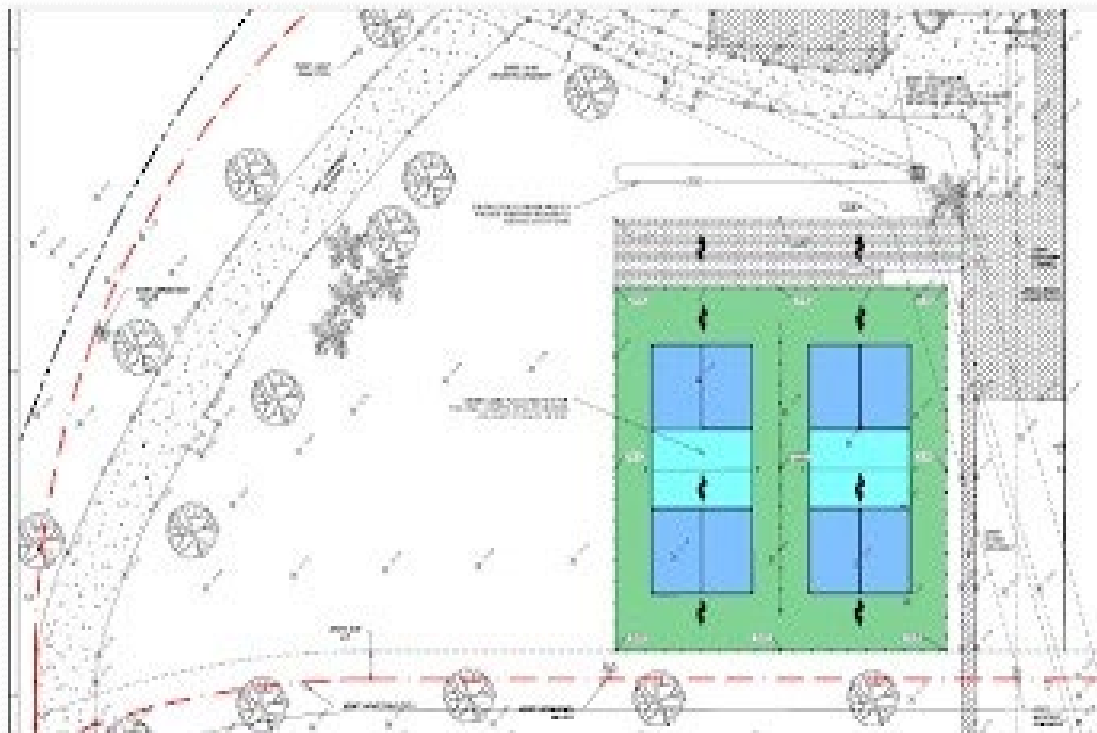
Noise Concerns

- The proposal includes **Sound Curtains** on the south and west sides of the courts
- Perimeter fences facing homes will have **Windscreens** to reduce noise level
- **Clusia Hedges** will be planted on the south and west sides of the courts as an additional buffer for homeowners

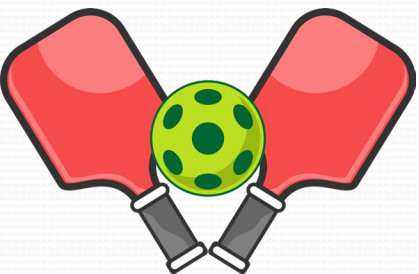


How Much Space Will be Utilized?

Proposed pickleball courts will utilize less than one tenth of one percent (0.1%) of total IslandWalk green space according to the original IslandWalk PUD and land use survey



Data provided by Civil Gear Engineering firm

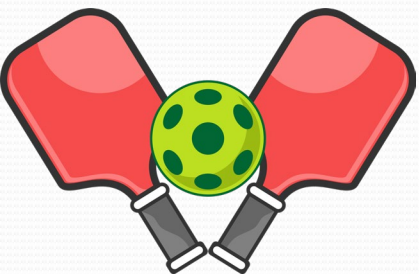


Proposed View



Parking Concerns

- The SDPI (Site Development Plan Insubstantial) Application approved by Collier County does not require any additional parking spaces
- IslandWalk is required to have 138 parking spaces, we currently have 175 parking spaces

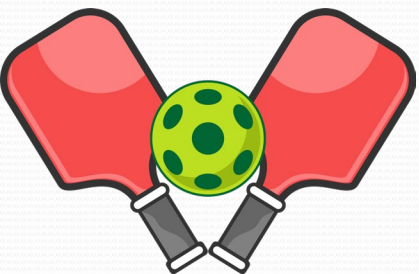


Demonstrated Need for Adding Two Pickleball Courts

- Queuing theories can forecast the number of additional courts required to provide relief to the wait times
- For example:
 - With 48 players the wait time decreases
 - Pickleball players will **Play More, Wait Less**, spend less time at the courts, thereby requiring **Less Seating** and **Less Parking Spaces**

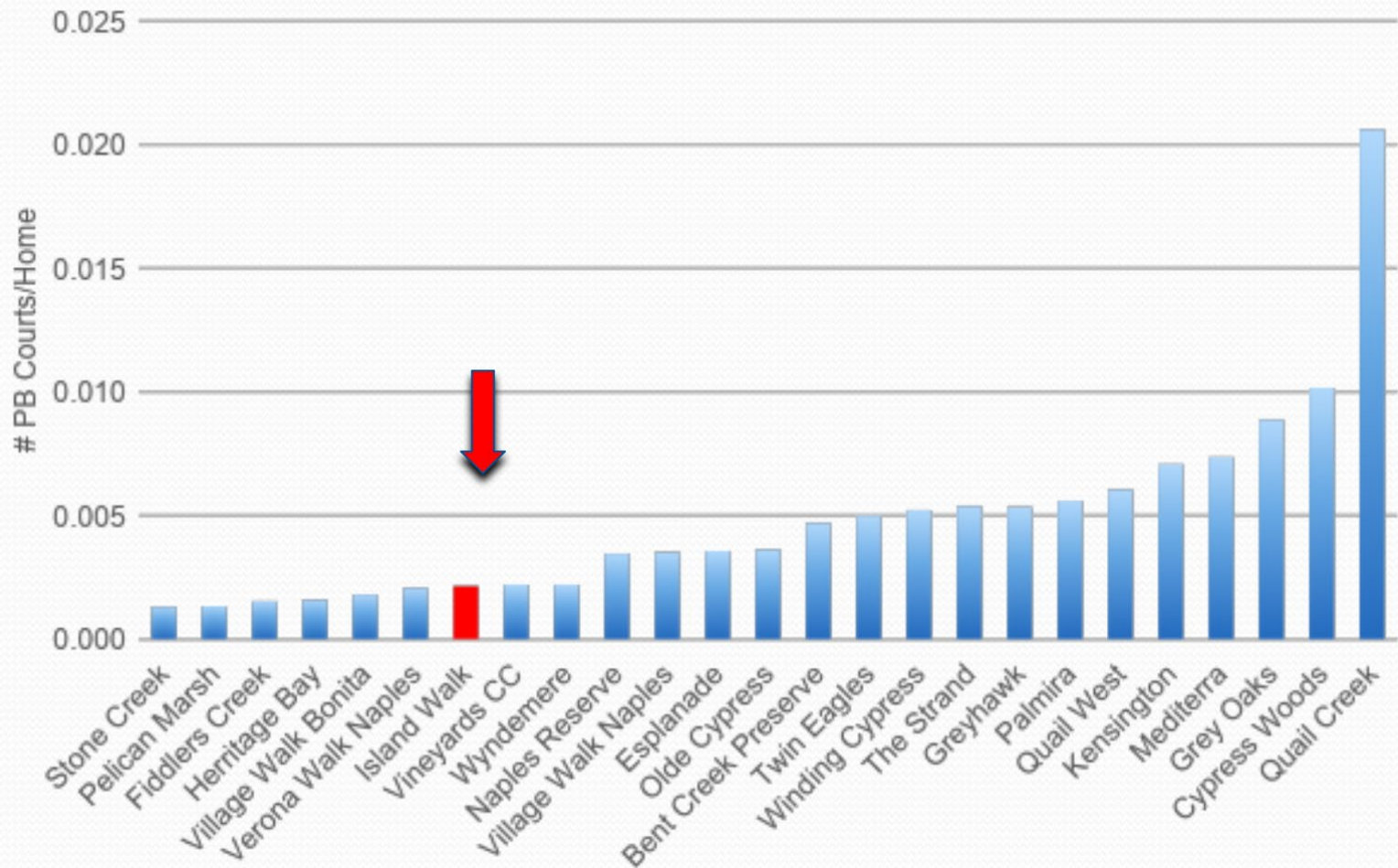
Queueing Theory

Players on the Court or in Queue	4 Courts Wait Time (minutes)	6 Courts Wait Time (minutes)
32	7.5	3.75
40	10	4.29
48	15	5
56	30	6
64	No Calc	7.5
72	No Calc	10
80	No Calc	15



Note: Queueing Theory is the mathematical study of waiting lines, or queues

Pickleball Courts in Naples Communities

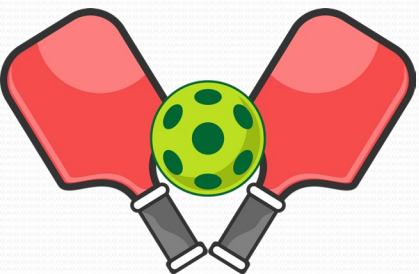


The Cost of Two New West Pickleball Courts

\$221,000
\$ 40,000
\$181,000

Total Cost Estimate
Engineering Study completed & paid 2025
Net Cost (2026)

**Construction Cost
Per Household
\$98**

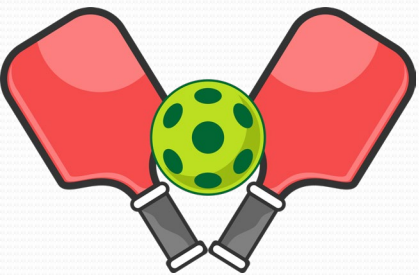


Items Included

- 2 Competitive Play Courts
- Landscaping
- Sound Curtains
- Conduit for Camera
- Patio Extension
- 8' Fencing (reinforced on the south & west sides)
- Internal Court 4' fences
- Root Barrier - South Side
- Irrigation (cap & restore)

Make Island Walk the Go-To Destination

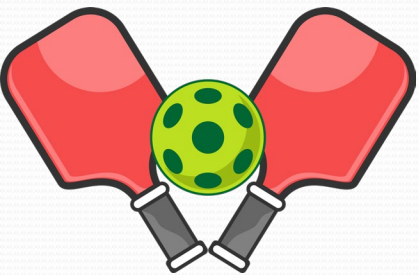
- Gated Community
- Resort Pool
- Lap Pool
- Lakes & Bridges
- Putting Green
- Tennis
- Pickleball
- Pop-Tennis
- Lawn Bowling
- Croquet
- Town Center
- Activities
- Gas Station
- Car Wash
- Hair Salon
- New Paved Streets
- Comcast Internet/TV
- Restaurant



WHY?



- Low cost community amenity
- Aligns with The Blue Zone values of community and activity that IslandWalk has already embraced



Enhances the Community



- Picklers provide a vibrant social life for all ages
- Picklers support IW community events





THANK YOU!!

For those who could not attend
the presentation in person the recording
will be posted on the IslandWalk website